

**Minutes - Board Meeting – 09/15/10**

Minutes of the meeting of the Board of Trustees of the Incorporated Village of Mineola held Wednesday, September 15, 2010 at Village Hall, 155 Washington Avenue, Mineola, New York 11501.

**PRESENT:** Mayor Jack M. Martins  
Trustee Lawrence A. Werther  
Trustee Paul S. Cusato  
Trustee Thomas F. Kennedy  
Trustee Paul A. Pereira

**ALSO PRESENT:** Village Attorney John M. Spellman  
Village Clerk Joseph R. Scalero  
Deputy Village Clerk Cora T. Kelly

**Press Observer:** Rich Forestano, *Mineola American*  
Rich Tedesco, *Williston Times*  
Geoffrey Walter, *Patch .com*

**Sunshine Observers:** 35 Observers

**Mayor Jack M. Martins called the Public Hearing to order at 6:55 PM**

*A Public Hearing was held at 6:55 PM at the Village Hall, 155 Washington Avenue, Mineola, New York, 11501 in order to receive public comment upon the following:*

**APPLICATION OF POLIMENI INTERNATIONAL, LLC FOR AMENDMENT TO A SPECIAL PERMIT PREVIOUSLY GRANTED PURSUANT TO CHAPTER 30 OF THE CODE OF THE INCORPORATED VILLAGE OF MINEOLA ENTITLED "ZONING", SECTION 30.5 (DEVELOPMENT INCENTIVE BONUS LAW), FOR THE CONSTRUCTION OF A 285 UNIT RESIDENTIAL CONDOMINIUM IN THE B-3 ZONE UPON THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF OLD COUNTRY ROAD AND WILLIS AVENUE, MINEOLA, NEW YORK, KNOWN AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 9, BLOCK 430, LOT(S) 10, 65, 212, 411, 415, 418, AND 419 IN ORDER TO PERMIT THE CONSTRUCTION OF A RESIDENTIAL RENTAL BUILDING IN LIEU OF A CONDOMINIUM BUILDING.**

*3 Speakers addressed the Board*

*Village Attorney John M. Spellman presented an updated Economic Impact Analysis and review by Village of Mineola planning & real estate consultants Phillips Preiss Gryciel, LLC who stated that the proposed amended project is consistent with the prior approved plan.*

**Resolution No. 254-10**

Resolved to re-confirm that the Board of Trustee declares itself as lead agency under the State Environmental Quality Review Act (SEQRA).

Motioned by Trustee Lawrence A. Werther  
Seconded by Trustee Thomas F. Kennedy

**Vote:**  
**Yes** **No** **Abstain**  
Mayor Jack M. Martins  
Trustee Lawrence A. Werther  
Trustee Paul S. Cusato  
Trustee Thomas F. Kennedy  
Trustee Paul A. Pereira

**Resolution No. 255-10**

Resolved to refer the application by Polimeni International, LLC to the Nassau County Planning Commission pursuant to the General Municipal Law.

Motioned by Trustee Lawrence A. Werther  
Seconded by Trustee Paul S. Cusato

**Vote:**  
**Yes** **No** **Abstain**  
Mayor Jack M. Martins  
Trustee Lawrence A. Werther  
Trustee Paul S. Cusato  
Trustee Thomas F. Kennedy  
Trustee Paul A. Pereira

**Resolution No. 256-10**

Resolved to re-confirm the original State Environmental Quality Review Act (SEQRA) designation as an "Unlisted Action".

Motioned by Trustee Lawrence A. Werther  
Seconded by Trustee Paul A. Pereira

**Vote:**  
**Yes** **No** **Abstain**  
Mayor Jack M. Martins  
Trustee Lawrence A. Werther  
Trustee Paul S. Cusato

Trustee Thomas F. Kennedy  
Trustee Paul A. Pereira

**Mayor Jack M. Martins requested a motion to close the hearing and reserve decision.**

Motioned by Trustee Lawrence A. Werther  
Seconded by Trustee Thomas F. Kennedy

**Vote:**

Yes

No

**Abstain**

Mayor Jack M. Martins  
Trustee Lawrence A. Werther  
Trustee Paul S. Cusato  
Trustee Thomas F. Kennedy  
Trustee Paul A. Pereira

*Village Attorney John M. Spellman stated that the Village of Mineola has received notice from the Nassau County Planning Commission that the Board of Trustees may take whatever action it deems appropriate regarding the expansion of the Development Incentive Bonus Overlay District.*

**Resolution No. 257-10**

Resolved to adopt a local law amending Section 30.5 (d) of the Village Code to expand the geographic area covered by the Development Incentive Bonus Overlay District along the east side of Willis Avenue north to Clinton Avenue, east to the Long Island Rail Road Right of way and south to Second Street as presented at the public hearing on the matter.

Motioned by Trustee Paul A. Pereira  
Seconded by Trustee Thomas F. Kennedy

Village Clerk Joseph R. Scalero polled the Board:

**Vote:**

Yes

No

**Abstain**

Trustee Paul A. Pereira  
Trustee Thomas F. Kennedy  
Trustee Lawrence A. Werther  
Trustee Paul S. Cusato  
Mayor Jack M. Martins

**Mayor Jack M. Martins requested a motion to close the Public Hearing at 8:30 PM**

Motioned by Trustee Lawrence A. Werther  
Seconded by Trustee Paul A. Pereira

**Vote:**

Yes

No

**Abstain**

Mayor Jack M. Martins  
Trustee Lawrence A. Werther  
Trustee Paul S. Cusato  
Trustee Thomas F. Kennedy  
Trustee Paul A. Pereira